

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R22149

Property Information

property address: 405 S TEXAS AVE
legal description: CITY OF BRYAN, BLOCK 37, LOT 1-R
owner name/address: KLECHKA, JIM J
405 S TEXAS AVE
BRYAN, TX 77803-3940
full business name: KLECHKA Piano & Organ Co.
land use category: RET. Comm. type of business: MUSIC INSTR. STORE
current zoning: L2 occupancy status: OCCUPIED
lot area (square feet): 6750 frontage along Texas Avenue (feet): 49
lot depth (feet): 155 sq. footage of building: 3353
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1
type of buildings (specify): WOOD FRAME (SIDING)
building/site condition: 3
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) FRONT SETBACK
~ 20 FEET
approximate construction date: 1928 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: MONUMENT SIGN
overall condition (specify): OKAY
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) IMPROVEMENT RECOMMENDED

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 9
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: OKAY
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☒ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: MINIMAL; FRONT VERY CLOSE TO ROAD

Outside Storage

☐ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:
